



# 16 Nolancrest Circle Calgary Alberta

\$749,900

CORNER LOT IN NOLAN HILL!! DOUBLE ATTACHED GARAGE!! 2,599+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! Welcome to this spacious and beautifully designed home in the sought-after community of Nolan Hill! Sitting on a prime CORNER LOT, this property offers extra light, added privacy, and incredible curb appeal. Step inside to a bright main floor featuring a generous dining area and a cozy living room with a fireplace. The kitchen is thoughtfully designed with built-in features, a large island, HUGE CABINERY, a dedicated coffee corner, and a walk-in pantry. A convenient 2PC BATH completes this level. Upstairs you'll find 3 spacious bedrooms, including a stunning PRIMARY BEDROOM with a 5PC ENSUITE. The other two bedrooms share a 4PC bath. There's also a comfortable family area and laundry on the upper floor for added convenience. The fully developed basement offers even more living space with 1 bedroom, a 4PC bath, a large rec room, and a WET BAR -- perfect for entertaining guests or creating a private retreat. Located close to parks, schools, shopping, and major roadways -- this is the perfect family home in one of NW Calgary's most desirable communities. DON'T MISS YOUR CHANCE TO OWN THIS BEAUTIFUL CORNER LOT HOME!! (id:6769)

- Bedroom 12.83 Ft x 8.83 Ft
- Bedroom 18.67 Ft x 8.83 Ft
- 4pc Bathroom 4.92 Ft x 8.17 Ft
- Family room 12.67 Ft x 14.33 Ft
- Primary Bedroom 14.00 Ft x 13.00 Ft
- 5pc Bathroom 14.00 Ft x 9.75 Ft
- Furnace 7.67 Ft x 9.83 Ft
- 4pc Bathroom 4.92 Ft x 7.58 Ft
- Bedroom 9.92 Ft x 9.92 Ft

- Recreational, Games room 13.58 Ft x 11.25 Ft
- Other 16.17 Ft x 11.25 Ft
- Storage 5.58 Ft x 3.42 Ft
- Other 7.50 Ft x 6.08 Ft
- 2pc Bathroom 5.08 Ft x 4.92 Ft
- Kitchen 17.50 Ft x 9.92 Ft
- Living room 15.17 Ft x 12.00 Ft
- Dining room 12.00 Ft x 12.00 Ft
- Foyer 9.92 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.sggrealestate.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca